

SECTION 1 RESIDENTIAL DISTRICTS

5.01 **SF-3 - SINGLE FAMILY RESIDENTIAL DISTRICT - 3**

5.02 **GENERAL PURPOSE AND DESCRIPTION:**

The SF-3, Single Family Residential District - 3 is intended to be similar to the SF-2 except composed of detached, single family residences on lots of not less than ten thousand (10,000) square feet.

5.03 **PERMITTED USES:**

A. Uses permitted in the SF-3 District are outlined in Article II, Section 3

5.04 **AREA REGULATIONS:**

A. **Size of Yards:**

1. **Minimum Front Yard** - Thirty feet (30')
2. **Minimum Side Yard** - Ten feet (10'); fifteen feet (15') on corner lots adjacent to side street
3. **Minimum Rear Yard** - Twenty-five feet (25')

B. **Size of Lots:**

1. **Minimum Lot Area** - Ten thousand (10,000) square feet
2. **Minimum Lot Width** - Eighty feet (80')
3. **Minimum Lot Depth** - One hundred feet (100')

C. **Minimum Dwelling Area** – Two thousand (2,000) square feet, see Article IV, Section 9.02

D. **Maximum Height** - Two and one-half (2½) stories no greater than forty (40) feet

E. **Maximum Lot Coverage:** Forty-five percent (45%) by buildings including accessory buildings

F. **Parking Regulations:**

1. **Single Family Dwelling Unit** - Two (2) spaces on the same lot as the main structure
 - a. See Off-Street and Loading Requirements, Article IV, Section 4

G. **Other Regulations**

1. Accessory Building and Use Regulations, Article IV, Section 7
2. Special and Additional Supplementary Regulations, Article IV, Section 9
3. Screening Fences and Wall Standards, Article IV, Section 5